



GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- REFER TO DRAWINGS AND REPORTS PREPARED BY: SITE SERVICES AND GRADING BY: COUNTERPOINT ENGINEERING -TRAFFIC BY: DILLON CONSULTING -LANDSCAPING BY: INSITE LANDSCAPE ARCHITECTS ELECTRICAL SERVICES BY: EMBS CONSULTING ENGINEERS
- ALL WASTE AND RECYCLING SHALL BE STORED INTERNALLY AND COLLECTED UNDER PRIVATE CONTRACT.
- WASTE AND RECYCLING CONTAINERS SHALL BE PROVIDED AT ALL BUILDING ENTRANCES.
- LAND OWNER SHALL ARRANGE SNOW REMOVAL UNDER PRIVATE CONTRACT.
- FIRE ROUTES SHALL:
 - BE A MINIMUM OF 6.0M CLEAR WIDTH WITH A CENTERLINE TURNING RADIUS NO LESS THAN 12.0M IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(a) AND (b).
 - BE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(d).
 - BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(e).
- PAVEMENT MARKINGS SHALL BE "WHITE" FOR VEHICULAR STALLS AND "YELLOW" FOR STRIPPED AREAS.
- SNOW STORAGE SHALL BE A MINIMUM OF 15% OF THE TOTAL PAVED AREA.
- TRAFFIC CONTROL SIGNAGE & PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
- ILLUMINATION SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT PROPERTIES.
- SIGNAGE INDICATED SHALL BE USED FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMITY WITH THE SIGN BY-LAW.
- EXPOSED CONCRETE WALLS AND FOUNDATIONS SHALL BE FREE OF DEFECTS AND PROVIDED WITH A SMOOTH SANDBLAST FINISH.
- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.

PARKING CALCULATIONS

(Buildings I, II and III)

MINIMUM NUMBER OF PARKING SPACES REQUIRED (Table 5.2.1 of By-Law 2014-014/September 8, 2020):

- Industrial - 1/100 sm
- Office (Net area > 25%): 1/35 sm

Building I (total net area = 6564.33 sm)

- Industrial - Office = (4204.68 sm / 100 sm) + (2361.65 sm / 35 sm) = 42.04 + 67.48 = 109.52 = 110 spaces

Building II (total net area = 6280.23 sm)

- Industrial - Office = (3888.07 sm / 100 sm) + (2203.59 sm / 35 sm) = 38.89 + 61.87 = 100.56 = 101 spaces

Building III (total net area = 6034.39 sm)

- Industrial - Office = (3888.07 sm / 100 sm) + (2165.42 sm / 35 sm) = 38.89 + 61.87 = 100.56 = 101 spaces

TOTAL SPACES REQUIRED = 315 spaces
TOTAL SPACES PROVIDED = 272 spaces

minimum dimensions of parking space: 2700 mm x 5700 mm

BARRIER-FREE PARKING REQUIREMENTS (minimum barrier-free spaces required):

- = 2 + 2% of total parking spaces (required) = 2 + 2% of 315 = 2 + 6.3 = 8.3 = 9 spaces
- = 2 + 6.3 = 8.3 = 9 spaces

BICYCLE PARKING CALCULATIONS

(Buildings I, II and III)

BICYCLE PARKING REQUIREMENTS (Table 5.4.1 of By-Law 2014-014):

- minimum spaces required = 2 + 0.25 / 1000.00 sm net floor area
- minimum area for tandem space = 1.2 m X 1.8 m

Building I (total net area = 6564.33 sm)

- = 2 + (0.25 x 6564.33 sm / 1000 sm) = 2 + (0.25 X 6.56) = 2 + 1.64 = 3.54 = 4 spaces

Building II (total net area = 6280.23 sm)

- = 2 + (0.25 x 6280.23 sm / 1000 sm) = 2 + (0.25 X 6.28) = 2 + 1.57 = 3.57 = 4 spaces

Building III (total net area = 6034.39 sm)

- = 2 + (0.25 x 6034.39 sm / 1000 sm) = 2 + (0.25 X 6.03) = 2 + 1.51 = 3.51 = 4 spaces

TOTAL BICYCLE SPACES REQUIRED = 4 spaces
TOTAL BICYCLE SPACES PROVIDED = 4 spaces

EMPLOYMENT ZONE REGULATIONS + SETBACKS

EMPLOYMENT ZONE (E2) - TOWN OF OAKVILLE (Table 10.3 of By-Law 2014-014)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.2 ha	4.05 ha
MINIMUM LOT FRONTAGE	30 m	178.374 m
MINIMUM FRONT YARD (SUPERIOR COURT)	3.0 m	22.70 m
MAXIMUM FRONT YARD	n/a	n/a
MINIMUM INTERIOR YARDS:		
EAST	3.0 m	11.67 m
WEST	3.0 m	14.61 m
MAXIMUM INTERIOR YARD	n/a	n/a
MINIMUM REAR YARD	3.0 m	18.98 m
MAXIMUM HEIGHT	n/a	n/a

TOWN OF OAKVILLE (Part 5.10 of By-Law 2014-014)

MINIMUM SETBACK (TO STRUCTURE) 1.8 M REFER TO DWGS

REQUIRED WIDTHS OF LANDSCAPING

EMPLOYMENT ZONE (E2) - TOWN OF OAKVILLE (Table 4.11.2 of By-Law 2014-014)

	REQUIRED	PROVIDED
AT ANY ROAD (Superior Court)	3.0 m	VARIABLES - REFER TO DWGS
ANY SURFACE PARKING AREA ADJACENT TO:		
ANY ROAD	3.0 m	REFER TO DWGS
ANY INTERIOR SIDE LOT LINE	3.0 m	REFER TO DWGS

BUILDING CLASSIFICATION

(Buildings I, II and III)

CLASSIFIED UNDER ONTARIO REGULATION 332/12 OBC 3.2.2.69.B. GROUP F, DIVISION 2 UP TO 4 STOREYS, SPRINKLERED

- Building I - Proposed Building Area = 5712.33 s.m., (2 storey).
- Building II - Proposed Building Area = 5476.01 s.m., (2 storey) and
- Building III - Proposed Building Area = 5318.32 s.m., (2 storey).

EMPLOYMENT ZONE E2 - (BUSINESS EMPLOYMENT)

No. 2014-14 (The Corporation of the Town of Oakville)

REQUIRED: 10% OF SITE AREA PROVIDED: 10% (= 4027.56/4068.48 = 9.9%)

MINIMUM LANDSCAPED AREA: 4.05 hectares (10.0 acres) (40,468.482 s.m.)

REQUIRED: 10% OF SITE AREA PROVIDED: 10% (= 4027.56/4068.48 = 9.9%)

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context plan

SCALE: n.i.s.

SITE STATISTICS

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BUILDING AREAS

(Buildings I, II and III)

BUILDING	BUILDING AREA
BUILDING I	5712.33 sm
BUILDING II	5476.01 sm
BUILDING III	5318.32 sm

GROSS FLOOR AREA:

- GROUND FLOOR: Industrial 4368.51 sm, Office 1343.82 sm
- SECOND FLOOR: Office 1343.82 sm
- TOTAL 7056.16 sm

NET FLOOR AREA: (DEDUCTIONS AS PER TOWN OF OAKVILLE ZONING BY-LAW 2014-14 DEFINITION - exterior walls, demising walls, utility rooms, stair wells and washrooms)

GROUND FLOOR: Industrial 4368.51 - 165.83 = 4202.68 sm, Office 1343.82 - 172.85 = 1170.97 sm

SECOND FLOOR: Office 1343.82 - 153.14 = 1190.68 sm

NET FLOOR AREA (Building I) 5543.33 sm

BUILDING AREAS

(Buildings I, II and III)

BUILDING	BUILDING AREA
BUILDING I	5712.33 sm
BUILDING II	5476.01 sm
BUILDING III	5318.32 sm

GROSS FLOOR AREA:

- GROUND FLOOR: Industrial 4184.34 sm, Office 1291.67 sm
- SECOND FLOOR: Office 1291.67 sm
- TOTAL 6767.67 sm

NET FLOOR AREA: (DEDUCTIONS AS PER TOWN OF OAKVILLE ZONING BY-LAW 2014-14 DEFINITION - exterior walls, demising walls, utility rooms, stair wells and washrooms)

GROUND FLOOR: Industrial 4184.34 - 107.70 = 4076.64 sm, Office 1291.67 - 228.07 = 1063.60 sm

SECOND FLOOR: Office 1291.67 - 151.68 = 1139.99 sm

NET FLOOR AREA (Building I) 6280.23 sm

BUILDING AREAS

(Buildings I, II and III)

BUILDING	BUILDING AREA
BUILDING I	5712.33 sm
BUILDING II	5476.01 sm
BUILDING III	5318.32 sm

GROSS FLOOR AREA:

- GROUND FLOOR: Industrial 4043.12 sm, Office 1275.20 sm
- SECOND FLOOR: Office 1275.20 sm
- TOTAL 6593.52 sm

NET FLOOR AREA: (DEDUCTIONS AS PER TOWN OF OAKVILLE ZONING BY-LAW 2014-14 DEFINITION - exterior walls, demising walls, utility rooms, stair wells and washrooms)

GROUND FLOOR: Industrial 4043.12 - 174.15 = 3868.97 sm, Office 1275.20 - 205.09 = 1070.11 sm

SECOND FLOOR: Office 1275.20 - 179.89 = 1095.31 sm

NET FLOOR AREA (Building I) 6034.39 sm

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CONTRACTOR:

ISSUED FOR SITE PLAN APPROVAL 15 DEC 21

SUPERIOR COURT DEVELOPMENT

THREE NEW MULT-TENANT WAREHOUSE BUILDINGS

Superior Court
Oakville, Ontario

SITE PLAN, NOTES and DETAILS

Project Number: 21008

Drawn By: dmik
Checked By: JUNE 2021
Date: JUNE 2021
Scale: 1:500
Sheet Number: A1.0

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detail number key to details

Beedie Built for good

OWNER: BEEDIE
3030 Gilmore Diversion
Burnaby | British Columbia | V5G 3B4

CONTRACTOR:

ISSUED FOR REVIEW & COORDINATION (SP-R) DECEMBER 10, 2021.

ISSUED FOR SITE PLAN APPROVAL 15 DEC 21

Scale: 1:500